

7/5/11 - Monday, July 5, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of July 5, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Larson, Strobel, Klinkhammer, Duax, Kayser, Levandowski, Hibbard

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1487-11) “ TR-1A to R-3P, Prairie Park Phase 3 and
PRELIMINARY PLAT (P-2-11) “ Prairie Park Phase 3 Plat Addition**

Mr. Tufte presented the request to rezone property from Temporary R-1A to R-3P and to adopt the General Development Plan for multi-family development with the preliminary plat for Prairie Park Phase 3. The site location is on the west side of Hwy. 53 and south of I-94. The project includes 8 eight-plex buildings, 4 four-plex buildings, and 1 three-plex building on 11.2 acres, for a total of 83 dwelling units and a project density of 7.4 dwellings/acre. In summary, 158 dwelling units have been proposed as part of the three phases. Housing styles are varied but also match earlier phases; however, the three-plex building does not meet the Multi-family Housing Design Manual. The developer is proposing shared driveway easements to address the “stacked” two eight-plexes which do not front a street. A revised development plan submitted today addressed some of the Fire Department’s concerns with addressing, curve radii, and thru-streets to serve the “stacked” two eight-plexes. The stormwater facility should be in an outlot or an easement shall be given to the City. A revised landscape plan shall be submitted and all other compliance conditions shall be addressed in the final plat and accompanying site plans.

Jim Rooney, 10795 34th Avenue, Chippewa Falls, stated the general development plan is for the rezoning and preliminary plat. The final plat and site plans will address specifics after these initial approvals. The development has been successful and there is a waiting list for rentals. First and second phases should be done June of next year and this third phase will allow for continued housing sales. He stated that numerous jobs have been created. He addressed the shared easements for shared driveways. He said condominium plat financing is very difficult since so many condo developments failed in the past. He does not have financing on Phase 1 or 2 until he has all 75 units constructed. He would rather have a Homeowner’s Association for the third phase than do a condo plat and set up an association for it. He said the three-plex building is a popular rental design. He showed photos of the present development activities on site.

Mr. FitzGerald stated the commission amended the Multi-family Housing Design Standard to reflect their intentions of multi-family buildings containing a front window and door. Mr. Hibbard stated the condominium plats creates an unnecessary hardship and a Homeowner’s Association should be able to function similar to a Condominium Association. Mr. Kayser noted the development does not have a variety of housing units, lacks walkability, and does not provide enough access to park/open space.

Mr. Klinkhammer moved to recommend the rezoning and preliminary plat subject to the conditions in the staff report. Mr. Levandowski seconded and the motion carried. Mr. Hibbard and Kayser voted nay.

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2. STREET VACATION “ Prairie Park Drive, Prairie Park Addition

Mr. Genskow presented the request to vacate a portion of Prairie Park Drive from Station 8+00 (715 feet west of Hwy. 53) to west end. The location is within Prairie Park development. A vacation of the original western right-of-way for Prairie Park Drive is needed to allow for the new layout design of the third phase subdivision. He stated Prairie Park Drive shall be shown on the plat extended to the west property line for future connection to Graff Road.

Mr. Klinkhammer moved to recommend the street vacation. Mr. FitzGerald seconded and the motion carried. Mr. Hibbard did not vote.

**3. REZONING (Z-1488-11) “ RM to CBDP, Mayo Luther Hospital Property, Fifth Avenue and
CONDITIONAL USE PERMIT (CZ-1111) “ Sign for Mayo Luther Hospital**

Mr. Tufte presented the request to rezone property from RM to CBDP for Mayo Luther Hospital and to adopt a General Development Plan. The proposal is to allow for a main entrance monument sign at Fifth Avenue and Fulton Street. Two residences would be removed to accommodate the sign and intensive landscaping. The Waterways and Parks Commission has recommended approval. The conditional use permit is to allow the monument sign within 100’ of a “primary” directional sign.

Disa Wahlstrand, with Ayres Associates and representing Mayo Luther Hospital, spoke in favor of the development proposal.

Mr. Klinkhammer moved to recommend the rezoning and approved the conditional use permit with staff conditions. Mr. FitzGerald seconded and the motion carried.

4. REZONING (Z-1489-11) “ I-1 to P-Public, City Property on W. Madison Street

Mr. Tufte presented the request to rezone a parcel from I-1 to P-Public at the intersection of W. Madison Street at Cameron Street. The Waterways and Parks Commission was in support of the proposal since the property is owned by the City, it is green space, and a future trail and entry way monument sign are proposed.

Barbara Gosh, 1626 Whipple Street, asked about how the bike trail would extend in the area.

Mr. Duax moved to recommend the rezoning. Mr. Levandowski seconded and the motion carried.

5. CONDITIONAL USE PERMIT (CZ-1107) “ Poster Panel, 1112 Menomonie Street

Mr. Tufte presented the request to allow an existing off-premise poster panel on City property. The Waterways and Parks Commission voted 5 to 3 in favor of the proposal, noting the sign is about 200 feet away from the trail and the sign is in compliance with the City™s greenway guidelines.

Rich Reinhart, 9237 U.S. Hwy. 10, Marshfield, WI, and Bill Mitchell, 828 Falcon Road, Marshfield, WI, both with Lamar Central Outdoor, LLC, spoke in support. Mr. Reinhart stated after researching the petition, he found it was more to help out a neighbor than about a problem with the billboard sign. He also said that a woman said she did not sign the petition. The north sign does meet the 150 setback, and the south side has more industrial development around it. He said there has been no problems with the signs in the past and would like to see both approved.

Mr. Larson said the nearby businesses have petitioned the City to remove the billboards and the commission should take action to remove the signs and improve the area incrementally. Mr. Hibbard thought local street billboards are considered blight according to the City™s Comprehensive Plan. Mr. Duax thought the billboard should be removed on the north side since the area is commercial. Mr. Strobel stated since the neighbors are against the sign™s continuance is in fact detrimental to the general welfare of the public. Mr. FitzGerald thought the billboard was not a problem visually. Mr. Kayser stated he is not in favor of the sign.

Mr. Klinkhammer moved to recommend the conditional use permit. Mr. Levandowski seconded and the motion did not carry. Mr. Klinkhammer and Mr. FitzGerald voted in favor.

6. CONDITIONAL USE PERMIT (CZ-1108) “ Poster Panel, 1211 Menomonie Street

Mr. Tufte presented another request to allow an existing off-premise poster panel on City property. The Waterways and Park Commission voted not to support the proposal due to lack of compliance with Greenway Development guidelines, specifically, that the sign was within 150 feet of the trail.

Mr. Duax stated he can see the billboard sign remaining since it is next to industrial development. Mr. Larson stated the billboard should be removed to improve the area.

Mr. Klinkhammer moved to recommend the conditional use permit. Mr. Levandowski seconded and the motion failed. Mr. Klinkhammer, Mr. FitzGerald and Mr. Duax voted in favor.

7. CONDITIONAL USE PERMIT (CZ-1109) “ Day Care, 3225 Lorch Avenue

Mr. Tufte presented a request to allow a day care in Gold™s Gym. The proposal would remove existing parking for an outdoor play area. However, overall parking requirements for the building will still be met. The outdoor area needs to be fenced in. The space build-out would be 50™x100™ and the applicant needs to secure a State child care license.

Tom Gorman, 5240 Roseberry Lane, representing the operators, stated they have had 25 years of experience in the day care business, and the license bureau will issue their license soon.

Mr. Levandowski moved to recommend the conditional use permit. Mr. Duax seconded and the motion carried.

8. CONDITIONAL USE PERMIT (CZ-1110) “ Auto Sales Lot, 2403 Fairfax Street

Mr. Tufte presented a request to allow an auto sales lot in a C-2 District. The old gas station will be redeveloped to have sales and detailing of automobiles. There is a residence to the south, but a fence is present to screen the use. A separation should be set up between the sales and the right-of-way with either landscaping or curb stops. Exterior lighting shall be complied with for the site, including the canopy. Traffic movements appear to occur only in the south part of the site.

Applicants, Clayton Wanta and Peter Brandt, both of 2408 Menominee Street, stated on the scaled site plan it shows how many vehicles they could potentially park. The building is a 1,500 sq ft. building and there is space under the canopy to park additional cars. They have plans to do landscape separation and block off the existing driveways closest to the street intersection. sketch-ups of the building show cultured stone facades and improved landscaping. They will add curbing if needed, remove the underground tanks, and remove the north canopy if warranted.

Mr. Levandowski moved to recommend the conditional use permit, seconded by Mr. Strobel and the motion carried.

9. SITE PLAN (SP-1112) “ Building Remodel and Parking Expansion, 2605 Golf Road

Mr. Tufte presented the request to approve a site plan for a remodel of an existing building with additional parking stalls. A restaurant will be moving into the space and will need space for 28 seats. Required parking is 20 stalls. The site is on a bus route and they could install a bike rack to meet parking requirements if an outdoor eating area is built. Exterior lighting must meet the City outdoor lighting

code.

Bill Boettcher, 4223 Cottonwood Drive, representing Northern Investment Company, stated the restaurant will be a Cousin™s Sub and there will be another 976 sq. ft. space for a tenant. More green space will be added to the site and the owner also owns the property to the east, so shared driveway access will not be an issue.

Mr. Levandowski moved to recommend approval of the site plan per conditions of the staff report. Seconded by Mr. Duax, the motion carried.

10. SITE PLAN (SP-1113) “ Financial Institution Building, W. Clairemont Avenue and Craig Road

Mr. Tufte presented the request to approve a site plan for a financial institution building with drive-up service. The building™s drive-thru canopy does not meet setback. However, the new 19™ setback is an improvement over the previous building. Parking requirements have been met and an existing curb-cut will be removed.

Joe Minorik, La Macchia Group, LLC, presented a sample of the building materials for the new building. An interior space will handle the trash and recycling. He would like as a condition of approval a cross easement access requirement. He said the lighting meets the City™s exterior lighting code. The plan is to hire 19 full-time employees.

Mr. Klinkhammer moved to recommend approval of the site plan per conditions of the staff report, seconded by Mr. Levandowski, and the motion carried.

11. DISCUSSION/DIRECTION

A. Code Compliance Items

Mr. Duax inquired about the status of the conditional use permit at 1329 Western Avenue, compliance with 1804 Rudolph Road™s conditional use permit, and extra signs located at the old Commerce building downtown.

B. Future Agenda Items

None.

12. MINUTES

The minutes of the meeting of June 20, 2011, were approved.

Tom Pearson
Secretary